



Guide Price £137,000  
33 Bronte Court, 63 Salterton Road, Exmouth, Devon, EX8 2DW







### **An excellent second floor apartment in a select retirement development**

- Private side South Westerly aspect balcony
- Spacious living/dining room
- Modern kitchen with a side aspect window and built-in electric hob and oven
- Good size bedroom with a built-in double wardrobe
- Modern shower room/w.c.
- Electric heating and UPVC double glazing
- 24-hour emergency care-line and excellent communal facilities including a residents lounge, laundry room and house manager
- Security intercom entrance and lift to all floors
- Attractive communal gardens and parking area
- Convenient for bus routes and health care facilities
- Vacant property with no onward chain
- COUNCIL TAX BAND -B
- EPC - C

### **Worth viewing because...**

Bronte Court is a select retirement development of 44 apartments built in 2007. Access to the site is easy with a bus stop approximately a hundred yards away and the town centre less than a mile. New residents are accepted from 65 years of age and communal facilities include a lift as well as stairs to all floors, house manager, residents lounge, laundry room, guest facilities, attractive communal gardens and parking area.

### **In more detail...**

This is one of the most sought-after apartments within Bronte Court and is located at the side of the building with a fine South Westerly aspect private balcony overlooking the gardens and surrounding trees. The accommodation is of an excellent size with a reception hall providing access to the principal rooms. These include a spacious living/dining room and a modern kitchen having a side aspect window as well as a built-in electric ceramic hob and fan-assisted oven. There is a good size bedroom with a built-in double wardrobe and a modern shower room/w.c. Other features include UPVC double glazing and electric heating and instantaneous hot water.

### **The Coastal town of Exmouth...**

The property is less than a mile from the town centre and seafront with all local amenities close by. For keen walkers there is access to many miles of coastal path starting at 'The Needle' at Orcombe Point, which denotes the start of the World Heritage coastline. The Exe Estuary has been designated an 'Area Of Outstanding Natural Beauty' and offers further exceptional walks and a cycle path leading to Lympstone and continues beyond through to Exeter. The opportunities to enjoy a variety of watersports in addition to equestrian and golfing pursuits in the area are also plentiful. Exmouth train station provides access to the nearby Cathedral city of Exeter and beyond. Exmouth, being a highly commutable coastal town and also within 20 minutes of the M5 motorway junction, offers an ideal base for those seeking an enhanced coastal lifestyle and enjoyment of all the area has to offer.

### **Bear in mind...**

The apartment is vacant and offered for sale with no onward chain. For more information as well as viewing arrangements please contact the Sole Selling Agents, Hall & Scott, Exmouth office on 01395 265530 or email: [exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

### **Directional note...**

Leave Exmouth town centre along Rolle Street/Rolle Road. Take the first exit at the roundabout onto Salterton Road. Continue straight across at the traffic lights. Then pass the Cranford Sports Club on the right-hand side and the entrance to Bronte Court will be found on the left.



## Room sizes...

Hall – 2.66 x 1.43 maximum measurements

Living room area – 5.35 x 2.62

Dining area – 2.50 x 1.84

Balcony – 1.85 x 1.71

Kitchen – 2.74 x 1.75

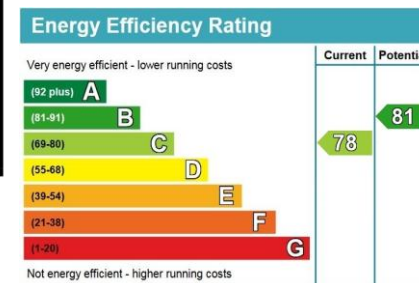
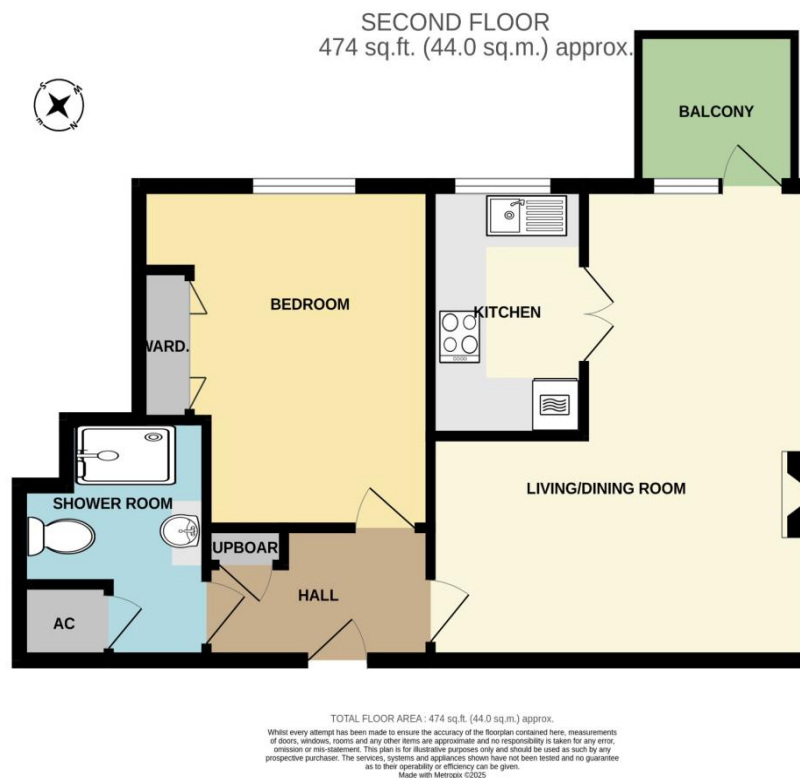
Bedroom – 3.85 x 3.43 narrowing to 2.66

Shower room/w.c. – 2.65 x 2.22 maximum measurements

**Services** – Mains water, electricity and drainage.

## Tenure & outgoings -

We understand that the property is held on a 125-year lease from 2007. Ground rent = £425 per annum. Service Charge: To be confirmed.



Telephone:

01395 265530

Email:

[exmouth@hallandscott.co.uk](mailto:exmouth@hallandscott.co.uk)

Website:

[www.hallandscott.co.uk](http://www.hallandscott.co.uk)

Address:

Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

## Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

## Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.